

2019-007096

Klamath County, Oregon

06/24/2019 02:31:00 PM

Fee: \$92.00

Recording Requested by: (Grantor)

John Henry Burrell and Judith Yvonne Burrell
127 Avenida Trieste
San Clemente, CA 92672

When recorded mail to: (Grantee)

Vacant Land Guys, LLC
7720 NE Hwy 99 D 626
Vancouver, WA 98665

Send all tax statements to:

Vacant Land Guys LLC
7720 NE Hwy 99 D626
Vancouver WA 98665

APN: R-3712-00400-00800

WARRANTY DEED

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, We, John Henry Burrell and Judith Yvonne Burrell, as Trustees of the Burrell Family Trust, (GRANTOR), does hereby convey to Vacant Land Guys LLC (GRANTEE), A Washington Limited Liability Company, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

The W 1/2 of the S 1/2 of Government Lot 1 and the E 1/2 of the S 1/2 of Government Lot 2, Section 4, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon (20 acres).

Subject to easements, rights of way of record and Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 ft. wide strip of land on the southern boundary.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature Page to Follow

DATED: 6/17/19

BY: John Henry Burrell
John Henry Burrell, Trustee of the **Burrell Family Trust** created June 17, 1993

DATED: 6/17/19

BY: Judith Yvonne Burrell
Judith Yvonne Burrell, Trustee of the **Burrell Family Trust** created June 17, 1993

STATE OF _____)
) ss.
COUNTY OF _____)

On _____, before me, the undersigned Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public

See attached loose
leaf Certificate *hj*

Warranty Deed
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 6/17/2019 before me, K. Delano, Notary Public
(insert name and title of the officer)

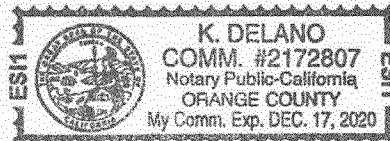
personally appeared John Henry Burrell and
Judith Yvonne Burrell

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K. Delano (Seal)



Comm. Exp. 12/17/2020